

STATE OF ALABAMA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
STATE LANDS DIVISION

INVITATION FOR BIDS FOR THE SALE OF STATE LAND
LOCATED IN MOBILE COUNTY, ALABAMA

Notice is hereby given pursuant to Code of Alabama, 1975, Section 9-15-70 et seq. that sealed bids for the sale of state property will be received by the State Lands Director until December 11, 2008 at 2:30 p.m., at which time all bids will be publicly opened and read in the office of the State Lands Division, Department of Conservation and Natural Resources, 464 Folsom Administrative Building, Montgomery, Alabama 36130-1901.

A parcel of land in Mobile County, Alabama, being more commonly known as a portion of the CRAWFORD STATE FOREST, which parcel is more particularly described as follows:

The parcel is located in Township 7 South, Range 4 West, the N/2 of the NW/4 of Section 10 containing 80 acres, more or less.

Any conveyance will be made subject to:

- 1) Reservation of all oil, gas and minerals rights; and
- 2) All other reservations, restrictions and matters of record.

The MINIMUM BID for this parcel is \$200,000.

Each bid submitted must be accompanied by a certified or cashier's check in the amount of \$40,000 as a bid deposit made payable to the State Lands Division which will be forfeited if the bid is accepted and the Bidder does not complete the transaction. Any bid submitted without such check will not be considered. Unsuccessful bidders' deposits will be returned promptly following the bid opening. The successful bidder's deposits will be applied to the purchase price of the successful bid.

Bids may be submitted for individual parcels or a combination of parcels. All bids submitted must be clearly marked on the outside of the envelope "SEALED BID FOR CRAWFORD STATE FOREST TRACT, MOBILE COUNTY, ALABAMA, NOT TO BE OPENED UNTIL DECEMBER 11, 2008 AT 2:30 P.M." and mailed to: State Lands Division, Room 464, Folsom Administrative Building, 64 North Union Street, Montgomery, Alabama 36130.

NO BID SHALL BE RECEIVED FOR ANY REASON ANY TIME AFTER THE ADVERTISED DEADLINE.

The successful bidder must complete the transaction within 30 days of award or forfeit the bid deposit. Specification of a minimum bid amount to be considered does not suggest acceptance of any bid which may exceed that amount. The State does not warrant nor guarantee title to the lands herein advertised.

This sale is conducted pursuant to the provisions of the Alabama Land Sales and Leasing Act (Act 95-280) and/or other laws of the State of Alabama governing this transaction whether or not included in this notice. The State reserves the right to reject any or all bids and to negotiate a higher sale with the highest bidder. No sale may be made at a price less than the highest bid received or published minimum, whichever is highest.

The property may be inspected before December 11, 2008 at 2:30 p.m. by contacting the State Lands Division. Persons desiring further information regarding this sale may contact the State Lands Division at the above address, or by telephone at (334) 242-3484.


James H. Griggs
State Lands Director

11/7/08
DATE